128.0	0002	0023.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	743,100 / 743,100
					USE VALUE:	743,100 / 743,100
					ASSESSED:	743,100 / 743,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52		SCHOOL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	EISENBERG LYNNE
Owner 2:	
Owner 3:	
Street 1:	52 SCHOOL STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .129 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Vinyl Exterior and 2098 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5605.000	268,800	3,800	470,500	743,100
Total Card	0.129	268,800	3,800	470,500	743,100
Total Parcel	0.129	268,800	3,800	470,500	743,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 354.19 /Parcel: 354.19

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 82902

GIS Ref

GIS Ref

Insp Date 04/18/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 128.0-0002-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	268,800	3800	5,605.	470,500	743,100		Year end	12/23/2021
2021	101	FV	260,600	3800	5,605.	470,500	734,900		Year End Roll	12/10/2020
2020	101	FV	260,700	3800	5,605.	470,500	735,000	735,000	Year End Roll	12/18/2019
2019	101	FV	206,800	3800	5,605.	441,100	651,700	651,700	Year End Roll	1/3/2019
2018	101	FV	213,500	3800	5,605.	364,700	582,000	582,000	Year End Roll	12/20/2017
2017	101	FV	213,500	3800	5,605.	335,200	552,500	552,500	Year End Roll	1/3/2017
2016	101	FV	213,500	3800	5,605.	305,800	523,100	523,100	Year End	1/4/2016
2015	101	FV	201,700	3800	5,605.	300,000	505,500	505,500	Year End Roll	12/11/2014

!10011!

PRINT

Date	Time
12/30/21	09:57:08

LAST REV

Date	Time
04/12/19	08:39:26
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10011

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	1061-184		9/1/1989		206,500	No	No		Y

USER DEFINED

Prior Id # 1:	82902
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/17/2018	1887	Insulate	5,724	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/18/2018	Meas/Inspect	CC	Chris C
11/22/2008	Meas/Inspect	345	PATRIOT
1/15/2000	Inspected	197	PATRIOT
12/16/1999	Mailer Sent		
12/2/1999	Measured	243	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5605		Sq. Ft.	Site		0	80.	1.05	9									470,520						470,500	

Total AC/HA:	0.12867	Total SF/SM:	5605	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	470,520	Spl Credit		Total:	470,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.32654643
Const Adj.:	0.97757620
Adj $ / SQ:	168.584
Other Features:	76800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	389547
Depreciation:	120759
Depreciated Total:	268787

COMMENTS

SCUTTLE. BMT RRM UNHEATED. OF=BMT
SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

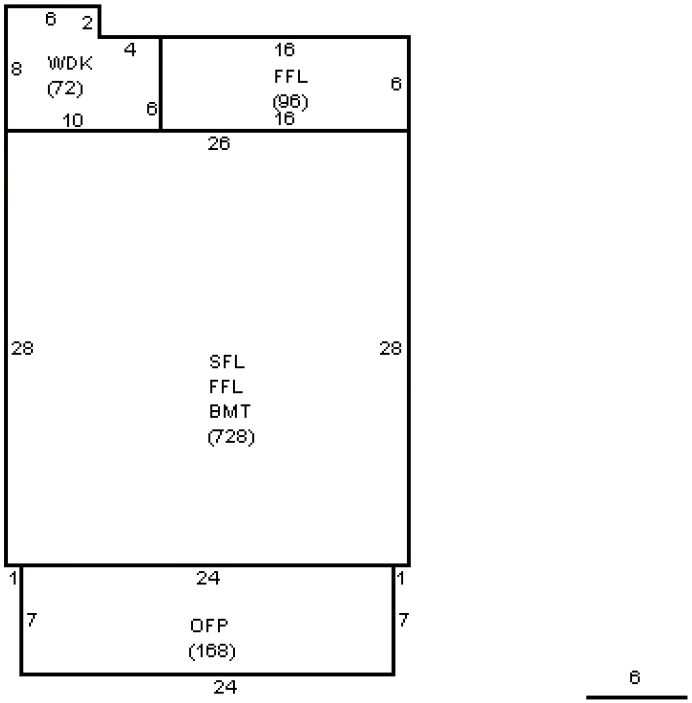
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	168.58
Special Features:	0	Val/Su Net:	106.67
Final Total:	268800	Val/Su SzAd	173.20

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	824	168.580	138,913
BMT	Basement	728	62.710	45,655
SFL	Second Floor	728	168.580	122,729
OFP	Open Porch	168	25.730	4,323
WDK	Deck	72	15.640	1,126

Net Sketched Area:	2,520	Total:	312,746
Size Ad	1552	Gross Area	2520	FinArea	2098
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	F	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

128.0-0002-0023.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	AV	1927	27.50	T	40	101			3,300			3,300
19	Patio	D	Y	1	10X10	A	AV	1998	6.00	T	16.8	101			500			500

More:	N	Total Yard Items:	3,800	Total Special Featues:		Total:	3,800

IMAGE

AssessPro Patriot Properties, Inc